

TUSCANY - PARCEL A/B

0726-004

NOTES
COORDINATES, BEARINGS AND DISTANCES

146

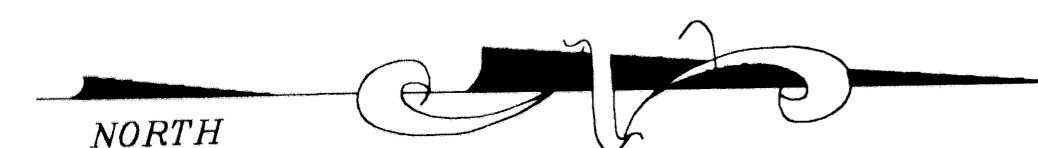
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000287
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2000 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

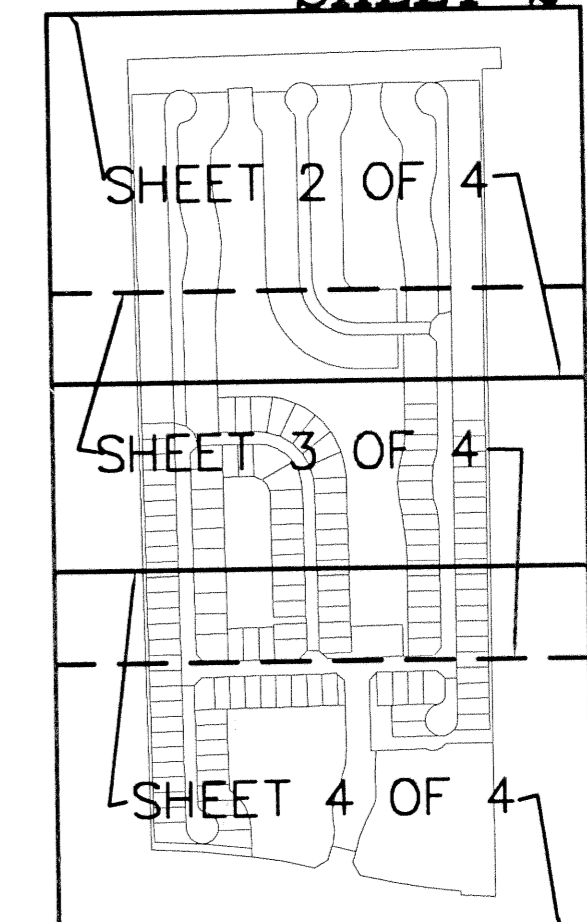
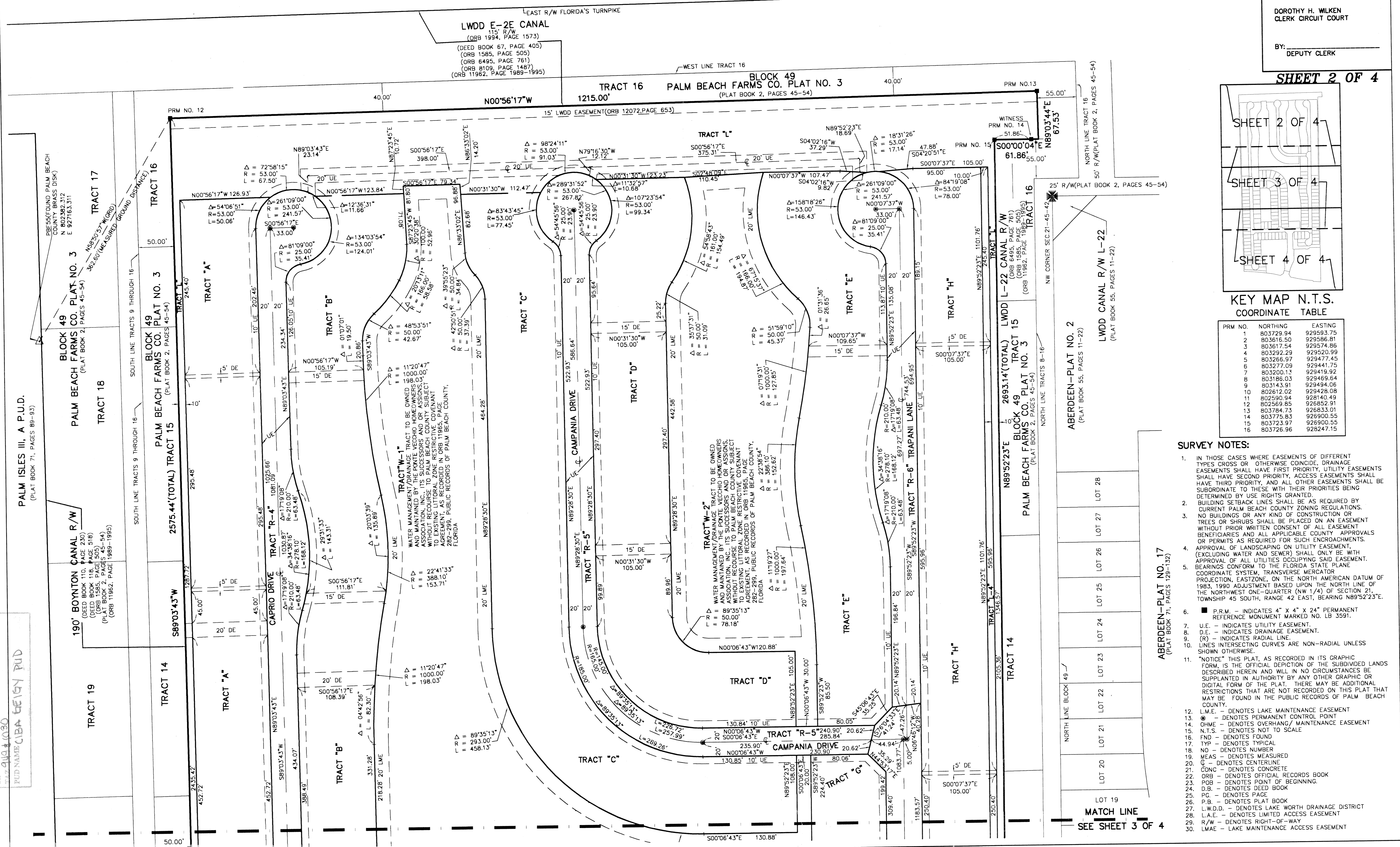
DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 2 OF 4



A PLANNED UNIT DEVELOPMENT BEING A PART CIBA GEIGY PUD
BEING A REPLAT OF PORTIONS OF TRACTS 8 THROUGH 16 AND A PORTION OF THAT CERTAIN 30 FOOT ROAD
RIGHT OF WAY LYING BETWEEN TRACTS 8 AND 9, BLOCK 49, PALM BEACH FARMS CO. PLAT NO. 3, SECTIONS 20 AND 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA



KEY MAP N.T.S.
COORDINATE TABLE

PRM NO.	NORTHING	EASTING
1	803729.94	929593.75
2	803616.50	929596.81
3	803617.54	929574.86
4	803292.29	929520.99
5	803266.97	929477.45
6	803277.09	929441.75
7	803200.14	929419.92
8	803186.03	929459.54
9	803345.91	929494.06
10	802612.02	929428.08
11	802590.94	928140.49
12	802569.85	928652.91
13	803784.73	928833.01
14	803775.83	928900.55
15	803723.97	928900.55
16	803726.96	928247.15

- SURVEY NOTES:**
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - APPROVAL OF LANDSCAPING ON UTILITY EASEMENT (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
 - BEARINGS CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT BASED UPON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING N89°52'23"E.
 - P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.
 - U.E. - INDICATES UTILITY EASEMENT.
 - D.E. - INDICATES DRAINAGE EASEMENT.
 - (R) - INDICATES RADIAL LINE.
 - LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
 - "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
 - L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
 - - DENOTES PERMANENT CONTROL POINT
 - - DENOTES OVERHANG MAINTENANCE EASEMENT
 - N.T.S. - DENOTES NOT TO SCALE
 - FND - DENOTES FOUND
 - TYP - DENOTES TYPICAL
 - NO - DENOTES NUMBER
 - MEAS - DENOTES MEASURED
 - C - DENOTES CENTERLINE
 - CONC - DENOTES CONCRETE
 - ORB - DENOTES OFFICIAL RECORDS BOOK
 - POB - DENOTES POINT OF BEGINNING
 - DEED - DENOTES DEED BOOK
 - PG - DENOTES PAGE
 - P.B. - DENOTES PLAT BOOK
 - L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
 - L.A.E. - DENOTES LIMITED ACCESS EASEMENT
 - R/W - DENOTES RIGHT-OF-WAY
 - LMWE - LAKE MAINTENANCE ACCESS EASEMENT

PALM ISLES III, A P.U.D.
(PLAT BOOK 71, PAGES 89-93)

STATION TUSCANY - PARCEL A/B
BLOCK 49
PLANNED UNIT DEVELOPMENT
ZONING PUD
QUALITY 50
ZIP CODE
TRAC 49-1030
PUD NAME CIBA GEIGY PUD